

Sydney Office

Level 12, 92 Pitt Street, GPO Box 4401, Sydney NSW Australia 2001

T +61 2 8270 8300 F +61 2 8270 8399 E sydney@rpsgroup.com.au W rpsgroup.com.au

Our Ref: JC070060
Date: 3 August 2010

Attn: Mr Daniel Cavallo
Acting Director, Government Land and Social Projects

Director General
Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Via: Mail/email: Daniel.Cavallo@planning.nsw.gov.au

Dear Mr Cavallo

**RE: College of Fine Arts (COFA) Redevelopment - MP 08_0104
University of New South Wales, Paddington Campus**

Section 75W Modification – Block D

In accordance with the provisions of Section 75W (s75W) of the Environmental Planning and Assessment (EP&A) Act 1979 and on behalf of our client the University of New South Wales (UNSW), we hereby submit this s75W Application to modify the Minister's approval for the redevelopment of part of the COFA Campus (Project Application 08_0104) at the UNSW Paddington Campus.

The modification responds to concerns about the proposed siting of Block D, a new building to be located on the western side of the campus with frontage to Selwyn Street, in particular its proximity to nearby significant trees. It is proposed to set the building back some 1630mm from the boundary as detailed in this letter and shown on the attached plans. Other changes to Block D are the result of design development since the project was originally approved.

Although the processing and assessment of this Major Project has been delegated by the Minister for Planning to the Council of the City of Sydney, it is considered appropriate that the Department of Planning assess this Application.

In addition to this letter, the s75W Application consists of the following documents which we enclose herewith:

- a schedule of the proposed modifications (Attachment A)
- 4 x A3 copies of revised plans prepared by Architectus, dated July 2010
- a cheque for \$33,330.50, being the prescribed modification fee
- a completed Request to Modify a Major Project Application form, and
- 2 x CDs of the Application.

1. Background

On 16 December 2008, the Minister for Planning granted approval subject to conditions to Major Project Application (MP 08_0104), comprising the partial redevelopment of the COFA Campus, mainly being the demolition of three (3) buildings, alterations and additions to one (1) building, and erection of a new four (4) storey building.

The funding and timing of this project is dependent on a grant from the Commonwealth Government, which is subject to efficient progress of implementation of the consent. UNSW is currently undertaking work to satisfy the conditions of consent required before a Construction Certificate (CC) for the substantive building can be issued. Part of this work has included design development that has necessitated some minor amendments to the approved scheme.

On 11 June 2010 the Minister for Planning approved a s75W Application to refine the wording of numerous conditions of consent to streamline the implementation process.

This second s75W Application provides for a refined design of Block D. It stems mainly from redesign necessary to satisfy Condition 7 of the consent which required reconsideration of the setback of Block D from Selwyn Street trees, based on additional arborist assessment. This matter has been the subject of considerable discussion between UNSW and Sydney City Council and agreement has been reached to increase the setback. Design development and reconsideration of internal functional layout have also lead to changes.

2. Proposed Modifications

This amendment seeks to modify minor aspects of the approved Block D. The consent is to be amended to refer to a new set of plans for Block D, prepared by Architectus, titled “UNSW-COFA Gateway” dated July 2010, being Drawing Nos:

- A0-01 and A0-02 Issue C,
- A1-01 to A1-06 Issue C,
- A2-02, A2-03, A2-10, A2-12 Issue C, and A2-13 Issue A.

The proposed modifications are summarized below and are documented in the table at **Attachment A**.

- Block D set back between 1622mm and 1641mm (average 1630mm) from western boundary; boundary fence added. The revised alignment is the same as the existing Block D.
- Extent of lightwells on western facades decreased.
- Connection to Block E improved: stairs added, breezeway extended and skylights added.
- Glazing to eastern or courtyard façade realigned and revised; sunhoods and awnings added.
- Plant room at top level divided into two smaller plant rooms.
- Flat roofs over side cores marginally raised to accommodate lift overruns.
- Roof penetrations indicated on drawings.
- Materials and finishes to external walls revised.
- Internal fit-out of Block D.

3. Likely Environmental Impacts from Proposed Modification

As set out in the attached table, the impacts from the proposed modifications will be positive.

Setting the building back from the boundary will both further protect the existing street trees and

decrease the shadow impact in Selwyn Street. This provides more setback than that provided for in the DCP. The marginal (400mm) increase above the height limit of the two lift cores at either end of the building does not increase overshadowing in Selwyn Street, nor create any other adverse impacts on the site or surrounding environment.

Changes to the connection to Block E to the north will improve connectivity within the campus, while refinements to the glazing, particularly facing the central courtyard will improve light access into the building. This change enables a decrease in the glazing to Selwyn Street, both at ground level, by decreasing the lightwells, and at the upper level, further decreasing any potential overlooking of nearby residential development.

Revisions to the materials and finishes and the identification of roof penetrations are considered minor consequential changes with little or no impact.

The internal fit out of the building complies with the planning controls and has no impact on the neighbourhood.

The amended design does not raise any significant issues in relation to the DCP controls. The changes have less impacts than the original consent.

4. Conclusion

As outlined above the proposed modifications will retain the intent of the original project approval dated December 2008 and therefore will result in a development that is substantially the same as that previously approved by the Minister. The proposal supports UNSW's major development initiative to improve the campus. The modifications are considered minor and appropriate.

We trust that the above information will enable a prompt decision in this matter. However, should further information be required please do not hesitate to contact the undersigned on TEL 8270 8300 or Justine Mercer-Moore at Capital Insight on TEL 9959 2643.

Yours sincerely

RPS

A handwritten signature in blue ink, appearing to read 'Alan Davidson'.

Alan Davidson
Principal – Planning

cc: UNSW – Peter McGeorge
▪ Capital Insight – Justine Mercer-Moore

enc:

Proposed Modifications to COFA Approval MP 08_00831

Approved Dwg No	Amended Dwg No	Element	Proposed Modifications	Reason for Modifications	Impact of Modifications
A0-01 B	A0-01 C	Drawing List Site Plans	Revised to reflect Block D changes.	Drawing consistency.	Nil.
A0-02 B	A0-02 C	Shadow Diagrams	Revised to reflect Block D changes.	Drawing consistency.	Shadow impact on Selwyn Street marginally decreased.
A1-01 B	A1-01 C	Overall Plan – Basement (Formerly Level 1)	<ul style="list-style-type: none"> Block D relocated 1630mm to east away from Selwyn Street boundary. Gridlines adjusted to reflect new position. Lightwells omitted from Basement. Internal fit-out for plant and education uses. 	<ul style="list-style-type: none"> Response to arborist advice. Increased setback alters set-out lines. Proposed use of basement precludes need for daylight. Internal space allocations and fit-out now proposed. 	<p>Increased protection for trees; decreased shadow impact.</p> <p>Nil.</p> <p>Nil</p>
A1-02 B	A1-02 C	Overall Plan – Ground (Formerly Level 2)	<ul style="list-style-type: none"> Block D relocated 1630mm to east away from Selwyn Street boundary Lightwells removed from this level. Additional connection to Block E. Glazing line to courtyard revised and realigned. Internal fit-out for education uses. 	<ul style="list-style-type: none"> Response to arborist advice. Proposed use of basement precludes need for daylight. Improved connectivity. Design development; colonnade added Internal space allocations and fit-out now proposed. 	<p>Increased protection for trees; decreased shadow impact.</p> <p>Nil.</p> <p>Improved connectivity. Weather protection increased.</p> <p>Nil</p>
A1-03 B	A1-03 C	Overall Plan – Level 1 (Formerly Level 3)	<ul style="list-style-type: none"> Block D relocated 1630mm to east away from Selwyn Street boundary Lightwells redesigned. Glazing to courtyard revised and awning/sunhoods added. Internal fit-out for education uses. 	<ul style="list-style-type: none"> Response to arborist advice. Design development. Design development. Internal space allocations and fit-out now proposed. 	<p>Increased protection for trees; decreased shadow impact.</p> <p>Nil.</p> <p>Nil.</p> <p>Nil.</p>
A1-04 B	A1-04 C	Overall Plan – Level 2 (Formerly Level 4)	<ul style="list-style-type: none"> Block D relocated 1630mm to east away from Selwyn Street boundary 	<ul style="list-style-type: none"> Response to arborist advice. 	<p>Increased protection for trees; decreased shadow impact.</p>

Approved Dwg No	Amended Dwg No	Element	Proposed Modifications	Reason for Modifications	Impact of Modifications
			<ul style="list-style-type: none"> Breezeway between Blocks D and E extended. Additional connection to Block E. Glazing to courtyard revised and sunhoods added. Internal fit-out for education uses. 	<ul style="list-style-type: none"> Improved connectivity. Improved connectivity. Design development. Internal space allocations and fit-out now proposed. 	<p>Improved connectivity.</p> <p>Improved connectivity.</p> <p>Nil.</p>
A1-05 B	A1-05 C	Overall Plan – Level 3 (Formerly Level 5)	<ul style="list-style-type: none"> Block D relocated 1630mm to east away from Selwyn Street boundary. Skylights added to breezeway between Blocks D and E. Single large plant room redesigned as two smaller plant rooms. Glazing to courtyard revised and sunhoods added. Internal fit-out for plant and education uses. 	<ul style="list-style-type: none"> Response to arborist advice. Design development. Design development. Design development. Internal space allocations and fit-out now proposed. 	<p>Increased protection for trees; decreased shadow impact.</p> <p>Nil.</p> <p>Nil.</p> <p>Nil.</p> <p>Nil.</p>
A1-06 B	A1-06 C	Overall Plan – Level 4 (Formerly Level 6)	<ul style="list-style-type: none"> Block D relocated 1630mm to east away from Selwyn Street boundary. Skylights removed from main roof. Flat roofs over side cores marginally raised. Glazing to courtyard revised and sunhoods added. 	<ul style="list-style-type: none"> Response to arborist advice. Design development. Need to accommodate lift overruns and plant. Design development. 	<p>Increased protection for trees; decreased shadow impact.</p> <p>Nil.</p> <p>Height limit exceeded by only 400mm; no shadow impact.</p> <p>Nil.</p>
A2-02 B	A2-02 C	East and West Elevations (Block D)	<p>EAST ELEVATION</p> <ul style="list-style-type: none"> Glazing to courtyard revised and awnings/sunhoods added. Roofs over stair shafts/cores marginally increased. Minor changes to materials and finishes. <p>WEST ELEVATION</p> <ul style="list-style-type: none"> Extent of lightwells reduced and glazing redesigned. Height of glazing to Level 3 	<ul style="list-style-type: none"> Design development. Need to accommodate lift overruns and plant. Design development. Design development. Design development. Design development. 	<p>Improved sun protection.</p> <p>Height limit exceeded by only 400mm; no shadow impact.</p> <p>Nil.</p> <p>Nil.</p> <p>Decrease in potential to</p>

Approved Dwg No	Amended Dwg No	Element	Proposed Modifications	Reason for Modifications	Impact of Modifications
			<p>reduced.</p> <ul style="list-style-type: none"> • Skylights removed from main roof. • Roof penetrations such as flues, air vents etc shown. • Boundary fence indicated. • Minor changes to materials and finishes. 	<ul style="list-style-type: none"> • Design development. • Need to accommodate lift overruns and plant. • Need to secure boundary as building set back. • Design development. 	<p>overlook nearby residential development.</p> <p>Nil.</p> <p>Height limit exceeded by only 400mm; no shadow impact.</p> <p>Secure perimeter.</p> <p>Nil.</p>
A2-03 B	A2-03 C	South and North Elevations (Block D)	<p>SOUTH ELEVATION</p> <ul style="list-style-type: none"> • Glazing revised and awnings/sunhoods added. • Roof over stair shaft/core marginally increased. • Roof to walkway omitted. • Minor changes to materials and finishes. <p>NORTH ELEVATION</p> <ul style="list-style-type: none"> • Roof over stair shaft/core marginally increased. • Minor changes to breezeway between Blocks D and E. • Minor changes to materials and finishes. 	<ul style="list-style-type: none"> • Design development. • Need to accommodate lift overruns and plant. • Design development. • Design development. • Need to accommodate lift overruns and plant. • Design development. • Design development. 	<p>Improved sun protection.</p> <p>Height limit exceeded by only 400mm; no shadow impact.</p> <p>Nil.</p> <p>Nil.</p> <p>Height limit exceeded by only 400mm; no shadow impact.</p> <p>Nil.</p> <p>Nil.</p>
A2-10 B	A2-10 C	Sections A-A & B-B	<p>SECTION A-A</p> <ul style="list-style-type: none"> • Roofs over stair shafts/cores marginally increased. • Height of glazing to Level 3 reduced. • Extent of lightwells reduced and glazing redesigned. <p>SECTION B-B</p> <ul style="list-style-type: none"> • Roof penetrations such as flues, air vents etc shown. 	<ul style="list-style-type: none"> • Need to accommodate lift overruns and plant. • Design development. • Design development. • Need to accommodate plant. 	<p>Height limit exceeded by only 400mm; no shadow impact.</p> <p>Decrease in potential to overlook nearby residential development.</p> <p>Nil.</p> <p>Height limit marginally only exceeded; no shadow impact.</p>

Approved Dwg No	Amended Dwg No	Element	Proposed Modifications	Reason for Modifications	Impact of Modifications
			<ul style="list-style-type: none"> Roof to walkway omitted. Minor changes to breezeway between Blocks D and E. 	<ul style="list-style-type: none"> Design development. Improved connectivity. 	Nil. Improved connectivity.
A2-12 B	A2-12 C	Section G-G	<ul style="list-style-type: none"> Roof over stair shaft/core marginally increased. Roof penetrations such as flues, air vents etc shown. Parapet level around lightwells marginally increased. Height of glazing to Level 3 reduced. Skylights removed from main roof. Glazing to courtyard revised and awnings/sunhoods added. 	<ul style="list-style-type: none"> Need to accommodate lift overruns and plant. Need to accommodate plant. Design development. Design development. Design development. Design development. 	Height limit exceeded by 400mm; no shadow impact. Height limit marginally exceeded; no shadow impact. Height limit negligibly exceeded; no impact. Decrease in potential to overlook nearby residential development. Nil. Nil.
--	A2-13 A (new)	Section H-H (Formerly on A2-12)	<ul style="list-style-type: none"> Roof over stair shaft/core marginally increased. Roof penetrations such as flues, air vents etc shown. Skylights removed from main roof. Glazing to courtyard revised and sunhoods added. 	<ul style="list-style-type: none"> Need to accommodate lift overruns and plant. Need to accommodate plant. Design development. Design development. 	Height limit exceeded by only 400mm; no shadow impact. Height limit marginally exceeded; no shadow impact. Nil. Nil.